



MEMORANDUM

DATE: May 5, 2005
TO: Lake City And Hinsdale County Community Plan Steering Committee
Interested Citizens
FROM: Richard Grice, President of Four Corners Planning, Inc.
RE: Lake City and Hinsdale County Land Use Inventory Summary

Land Use Inventory

Table 5.1, Land Uses on Platted Parcels, summarizes the land use on platted lands in the Lake City Area. The inventory demonstrates that approximately 44.9 percent of the 1213 subdivided parcels in the area are currently developed. 544 parcels and 33.25 percent of the area is developed with single family dwellings. 32.2 acres or 2.92 percent of the area is developed with hotels, motels and other tourist accommodations (including B&Bs).

TABLE 5.1 - LAND USES ON PLATTED PARCELS				
Land Use Class	Description	Acres	Percent of Area	Parcel count
0	Vacant/Unimproved	660.54	59.96%	545
2	Structure	0.14	0.01%	1
11	Single family dwelling	366.39	33.26%	544
12	Multi-family dwelling (3 or more units)	5.37	0.49%	13
14	Mobile home	3.56	0.32%	10
22	General retail business	10.02	0.91%	31
23	Personal, commercial services	0.47	0.04%	2
32	Finance, insurance, real estate services	0.35	0.03%	2
33	Business services	0.40	0.04%	1
44	Secondary non-metal products manufacturing, processing, fabrication, assembly	0.21	0.02%	1
48	Construction, contractors storage	2.89	0.26%	3
61	Telephone, telegraph communications systems	0.21	0.02%	1
63	Postal communications	0.30	0.03%	1
65	Water supply, irrigation system	0.23	0.02%	1
72	Cultural facilities, civic organizations	2.69	0.24%	7
73	Religious facility	1.92	0.17%	5
74	Educational facility	1.57	0.14%	1
75	Medical and related facility	0.28	0.03%	1
82	Outdoor sporting, recreation facility	0.75	0.07%	2
83	Open space park and recreation area	4.55	0.41%	5
112	Duplex	2.23	0.20%	6
211	Hotel, motel	30.76	2.79%	14
212	Tourist accommodation (B&B)	1.41	0.13%	4

TABLE 5.1 - LAND USES ON PLATTED PARCELS

Land Use Class	Description	Acres	Percent of Area	Parcel count
242	Eating establishment, including drive-in and fast food, and drinking	0.59	0.05%	4
245	Vehicle repair, services, gas station	2.70	0.25%	5
246	Lumber, building material, fuel dealers	0.85	0.08%	2
248	Theatre	0.23	0.02%	1
	Total	1101.61	100.00%	1213

Utility and light industrial uses account for only about 7 acres, or 0.064 percent of the area – such uses include construction and contractors storage; telephone and telegraph communications systems; water supply and irrigation systems; manufacturing processing, and assembly; vehicle repair services, gas stations; and lumber, building materials and fuel dealers.

The above data will be illustrated on the following keyed, maps:

- Gunnison River Corridor
- Lake City (Detail)